

P.O. 47-243
add to 47-239

PK 7148PG019

TRANSFER
TAX
PAID

WARRANTY DEED

036651

KNOW ALL MEN BY THESE PRESENTS, THAT WE, CYRIL A. CODERE and JEANNE L. CODERE both of Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **NANCY J. TOPERZER**, of Waterville, County of Kennebec and State of Maine, whose mailing address is 7 Oak Knoll Drive, Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said **NANCY J. TOPERZER**, her heirs and assigns forever,

A certain lot or parcel of land, situated southeasterly of First Rangeway, in the City of **WATERVILLE**, County of Kennebec and State of Maine and being more particularly described as follows, to wit:

Beginning at a point and the southwest corner of land now or formerly owned by Nancy Toperzer, said Toperzer's Deed is recorded in Book 4790 at Page 138 and the southeast corner of land now or formerly owned by D. Jeanne and Oren Shiro, said Shiro's Deed is recorded in Book 4881 at Page 159; thence south sixty-two degrees three minutes east (S 62° 03' E) along the southerly line of said Toperzer and land now or formerly owned by Paul Duguay, said Duguay's Deed is recorded in Book 6127 at Page 190 for one hundred twenty-six and five tenths (126.5) feet to a point in the westerly line of land now or formerly owned by the City of Waterville, said City of Waterville's Deed is recorded in Book 1250 at Page 100; thence south twenty-six degrees three minutes west (S 26° 03' W) along the westerly line of said City of Waterville for fifty-six and one tenth (56.1) feet to a point; thence north sixty-two degrees twenty-seven minutes west (N 62° 27' W) for one hundred twenty-eight and three tenths (128.3) feet to a point; thence north twenty-seven degrees fifty-seven minutes east (N 27° 57' E) for fifty-seven and zero tenths (57.0+/-) feet more or less to the point of beginning.

Bearings referred to are magnetic 2002.

Meaning and intending to describe a parcel of land containing zero and seventeen hundredths (0.17+/-) acres more or less and being a portion of the same premises conveyed to the herein Grantors by Warranty Deed of Eugene L. Letourneau, dated November 29, 1986 and recorded in the Kennebec County Registry of Deeds at Book 306 Page 048.

This property abuts other property owned by the within Grantee.

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RK7148PG020

IN WITNESS WHEREOF, WE, CYRIL A. CODERE and JEANNE L. CODERE have
hereunto set our hands and seals this 15 day of November, 2002.

Signed, Sealed and Delivered
in the presence of

Witness

Witness

C A Codere

CYRIL A. CODERE

Jeanne L Codere

JEANNE L. CODERE

ACKNOWLEDGEMENT

STATE OF MAINE
KENNEBEC, ss.

November 15, 2002

Personally appeared the above named CYRIL A. CODERE and JEANNE L. CODERE acknowledged the foregoing instrument to be their free act and deed.

Before me,

Daniel J. Dubord

NOTARY PUBLIC
DANIEL J. DUBORD
NOTARY PUBLIC - MAINE
MY COMMISSION EXPR 09/29/2005

(PRINT NAME)



re.deeds.Codere to Topperzer DEED

C A Codere

RECEIVED KENNEBEC SS.

2002 NOV 18 AM 9:12

ATTEST: *Barbara Christine Hollingsworth*
REGISTER OF DEEDS